



**63 Martinbrook Road NE
Calgary, Alberta**

MLS # A2272341



\$554,999

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,023 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2
Garage:	None		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: NONE

WELCOME TO 63 MARTINBROOK RD! THIS SPLIT-LEVEL HOME IN THE HEART OF MARTINDALE OFFERS 3 GENEROUSLY SIZED BEDROOMS ON THE UPPER FLOOR AND 2 BEDROOM SUITES ON THE LOWER LEVEL. THE LARGE BAY WINDOW OFFERS GREAT LIGHT COMING INTO THE LIVING ROOM. THE MAIN FLOOR OFFERS A VERY OPEN FLOOR PLAN, AND THE KITCHEN OFFERS STAINLESS STEEL APPLIANCES. HOME HAS 2 LAUNDRY OPTIONS ON THE MAIN LEVEL AND LOWER LEVEL. THE BASEMENT HAS ITS OPEN SEPARATE ENTERANCE AND IS CURRENTLY RENTED OUT FOR \$1300 + 40% UTILITIES, AND THE UPPER FLOOR WAS RENTED FOR \$2200 + 60% UTILITIES A FEW MONTHS PRIOR. THIS PIE-SHAPED LOT IS FULLY FENCED, PERFECT FOR KIDS OR PETS! THE HOME OFFERS GREAT ACCESSIBILITY TO BUS STOPS, SCHOOLS, PLAYGROUNDS AND DASHMESH CULTURE CENTRE. PLEASE CALL FOR A PRIVATE SHOWING.